

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	757 Northfield Rd.	Date:	July 28, 2015
Perm. Parcel No:	813-16-048	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	John & Lorraine Baughman	Maximum Occupancy:	6 persons
Mail to:	70 Leyton Rd.	Property:	Legal Conforming [X]
	Bedford, OH 44146		Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
2. Tuck-point or completely reconstruct the chimney above the roof line. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc.) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Repair broken sandstone landing and steps. Replace handrail.
3. All stairs/steps must be sound, free of cracked or loose sections and equipped with handrails.
4. All windows must be intact, operable, glazing putty in good condition. Replace all missing screens.
5. Scrape and paint window and door awnings or remove and repair holes in siding.

GENERAL GARAGE ITEMS:

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
2. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
3. Floors must be concrete material and be free of serious or misaligned cracks. Replace the garage floor.
4. Repair cut roof joist by 4' passed the damaged joist on each side.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

Certificate of Inspection
757 Northfield Rd.
John & Lorraine Baughman
July 28, 2015

GENERAL ELECTRICAL ITEMS:

1. All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
2. All lights, outlets and switches must operate properly. Electrical devices may not be painted.
3. Extension cords are permitted only for temporary uses. Remove cords used as permanent wiring at garage door opener.
4. The following receptacle outlets show an open ground and either must be grounded or replaced with two-prong receptacle outlets. Check all 3-prong outlets throughout house.

GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve under kitchen sink.
3. Fernco no-hub adaptors are not permitted in the building envelope. Install stainless steel back no-hub adaptor on lavatory drain in basement.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
3. Scrape and paint the basement walls with block-filler paint.

BATH ITEMS:

1. Properly install the lavatory drain assembly (pop-up assembly).

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Install a new smoke detector on the first floor level and in all sleeping rooms.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)